

The following described lot or parcel of land situated and being in Section 19, Township 7 South, Range 8 West, in Jackson County, Mississippi, to-wit:

Beginning at the intersection of the West right-of-way line of Old Spanish Trail and the South right-of-way line of Shore Drive, same also being the Northeast corner of the tract of land conveyed by James P. Martin et ux to Texaco Inc. by warranty deed dated October 5, 1966, of record in Deed Book 298, Page 571 in Jackson County, Mississippi, and from said point of beginning, running thence South 10 degrees 0 minutes East along the West right-of-way of Old Spanish Trail a distance of 200 feet to the point of beginning of the tract of land herein conveyed;

Thence continuing South 10 degrees East along the West margin of the Old Spanish Trail a distance of 100 feet;
running thence South 88 degrees 37 minutes West a distance of 322.96 feet;
running thence North 7 degrees 23 minutes East a distance of 106.0 feet;
running thence South 89 degrees 48 minutes East a distance of 142 feet;
running thence North 9 degrees 56 minutes West a distance of 25 feet;
running thence South 80 degrees 46 minutes East a distance of 156.33 feet to the point of beginning.

Being the two parcels of land conveyed (1) by Texaco Inc to City Ice Delivery Company by deed dated February 13, 1969, recorded in Deed Book 351, Page 354 in Jackson County, Mississippi, and (2) from James P. Martin et ux to City Ice Delivery Company dated May 21, 1966 in Deed Book 292, Page 546 in Jackson County, Mississippi.

Subject, however, to the matters affecting the property contained in the title insurance policy covering the property dated September 16, 1970 issued by Lawyers Title Insurance Corporation.

(Continued on next page)